

WARRANTY DEED

STATE DOCUMENTARY FEE

10.90

THIS DEED, Made this 22ND day of MAY, 1997 between
PATRICK F. CIPOLLA and SHELLEY M. CIPOLLA

of the County of Larimer and
State of Colorado, grantor, and
REVA P. GRISWOLD

whose legal address is 2501 BIG THOMPSON AVE, ~~ESTES PARK~~ ^{Drake} Colorado ⁸⁰⁵¹⁵ ~~80517~~

of the County of Larimer and State of Colorado, grantees:

WITNESSETH That the grantor for and in consideration of the sum of ONE HUNDRED NINE THOUSAND AND 00/100, (\$109,000.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Larimer and State of Colorado, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

also known by street and number as 2501 BIG THOMPSON AVE, ~~ESTES PARK~~ ^{Drake} Colorado ⁸⁰⁵¹⁵ ~~80517~~

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except general taxes for 1997 and subsequent years; except easements, restrictions, covenants, conditions, reservations and rights of way of record, if any;

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the grantor has executed this deed on the date set forth above.

Patrick F. Cipolla
PATRICK F. CIPOLLA

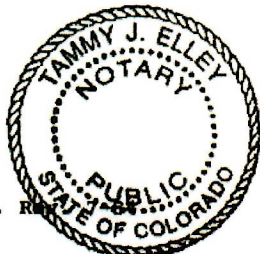
Shelley M. Cipolla
SHELLEY M. CIPOLLA

STATE OF COLORADO

County of Larimer

}
} ss. The foregoing instrument was acknowledged before me
} this 22ND day of MAY, 1997

by PATRICK F. CIPOLLA and SHELLEY M. CIPOLLA



No. 932A. R

Witness my hand and official seal.
My commission expires August 23, 1998

Tammy J. Elley
NOTARY PUBLIC
457 E. Wonderview Avenue
Estes Park, COLORADO 80517

65/2
ESCROW NO.: 6509068
DATE : May 21 1997

"EXHIBIT A"
LEGAL DESCRIPTION

PARCEL I:

A part of the Northeast one-quarter of the Northeast one-quarter of Section 21, Township 5 North, Range 72 West of the 6th P. M., more particularly described as follows:
COMMENCING at the Northeast corner of Section 21 as marked by an official U. S. Bureau of Land Management brass capped pipe;
thence South along the section line 807.55 feet to an official State Highway brass marker on the Northerly right-of-way of Colorado Highway No. 16;
thence along this right-of-way South 75 degrees 43 minutes West a distance of 83.60 feet to the beginning of a curve to the left with a radius of 995.0 feet;
thence along this curve 169.75 feet (the resultant chord being South 70 degrees 50 minutes West a distance of 169.50 feet) to the TRUE POINT OF BEGINNING of the hereinafter described tract of land;
thence continuing along the highway right-of-way on the same curve to the left a distance of 22.55 feet to the Point of Tangency;
thence South 64 degrees 35 minutes West a distance of 11.0 feet to the beginning of a curve to the right with a radius of 437.50 feet;
thence along this curve 42.30 feet;
thence leaving the highway right-of-way North 209.0 feet to a point that is West 311.58 feet and South 705.8 feet from the aforesaid section corner;
thence East 58.3 feet;
thence South 03 degrees 55 minutes East a distance of 178.52 feet to the highway right-of-way and the True Point of Beginning.

The east line of Section 21 was used as a true North bearing to agree with former deed description. This same line has a bearing of South 00 degrees 51 minutes West according to the Colorado State Highway survey of Colorado No. 16 Highway in this same general area,

All in County of Larimer, State of Colorado.

PARCEL II:

That part of the NE1/4 NE1/4 of Section 21, Township 5 North, Range 72 West of the 6th P. M., Larimer County, Colorado, described as follows:
BEGINNING at the Northeast corner of said NE1/4;
thence South 840 feet along the East line of said section;
thence South 70 degrees 56 minutes West 330 feet to the True Point of Beginning;
thence North 67.9 feet to the Southeast corner of that tract described in Deed recorded in Book 631 at Page 162;
thence West 150 feet to the Southwest corner of said tract in Book 631 at Page 162;
thence South along the West line of that tract described in Book 796 at Page 584 to the North line of the County Road;
thence Northeasterly along said North line to the True Point of Beginning.

County of Larimer, State of Colorado.